

CITY OF GRA. VETTE

MAPPI~G SPECIFICS

2. Lot Configuration including bearings and distances and size for each existing lot.
2. Lot configuration including bearings and distances and size for each proposed lot.
3. Legal description of parent tract and proposed tracts on plat.
4. Dimension right-of-ways from centerline and from the opposite right-of-way for ALL adjacent streets and alleys.
5. Dimension and label all existing and proposed easements. If an easement is existing list the book and page number of the document which created said easement.

Lot Splits and Property Line Adjustments

WHA T IS A LOT SPLIT?

A lot split divides one piece of property, regardless of size, into 2 pieces of property.

HOW MA~Y TIMES CAN A LOT BE SPLIT? A lot

may not be split more than three times.

WHA T IS A PROPERTY LINE ADJUSTMENT?

A property line adjustment is any adjustment of property lines that DOES NOT CREATE A NEW LOT. Property line adjustments or informal plats are handled administratively by the Planning Office. You must submit a survey of all lots involved, showing the existing property lines and the proposed ones. You cannot alter a lot in such a way that would create an illegal situation in terms of setbacks, required lot width, required lot size, or buildable area.

HOW DO YOU K: ~~YOW~~ IF THE LOT SPLIT/ PROPERTY LINE ADJUSMENT IS AN IN-HOUSE?

A lot split or a property line adjustment is considered an in-house (staff approval) if there are no new easements and / or right-o t way being dedicated.

WHO CAN APPROVE A LOT SPLIT/ PROPERTY LINE ADJUSTMENT? The Gravette Planning Commission and City Council.

DOES THE CITY APPROVE LOTS SPLITS/ PROPERTY LINE ADJUSTMENTS OUTSIDE THE CITY LIMITS?

Yes, if he land is outside Gravette City Limits but within the growth area. A map of the growth area is available at the City Plannin g Office.

HOW MUCH WILL A LOT SPLIT/ PROPERTY LINE ADJUSTMENT COST?

The fees for a lot spiit are the 5200.00 application fee. In addition to these costs, the Planning Commission may make the lot split contingent on other improvements, such as sidewalks, extensions of city water and sewer lines, and street improvements. Dedication of easements and rights -of-way are also required in most cases.

DO THE LOTS HA VE TO BE A CERTAIN SIZE?

It is important to note that a lot must meet zoning district requirements. For example, in an A - I agricultural zone you must have a minimum width of 100' and a minimum lot size of 5 acres. In an R -I, Single Family Residential zone, the lot size requirements are 60' minimum *width* and 6,000 square foot minimum area.